



REGULAR COUNCIL MEETING MINUTES

April 22, 2025, 7:00 p.m.
Council Chambers
City Hall, 11995 Haney Place

Council Present: Mayor D. Ruimy
Councillor K. Carreras
Councillor O. Dozie
Councillor J. Dueck

Councillor S. Schiller
Councillor J. Tan
Councillor A. Yousef

Staff Present: S. Hartman, Chief Administrative Officer
C. Mushata, Director of Legislative Services and Corporate Officer
C. Bevacqua, Clerk 3
A. Grochowich, Manager of Community Planning
C. Cowles, Manager of Bylaw & Community Properties
S. Faltas, Director of Engineering
Z. Lifshiz, Director, Strategic Development, Communications and Public Engagement
L. Khoo, Planner 2
C. Martin, Director of Recreation Services
H. Nadvi, Deputy Director of Planning & Building
C. Nolan, Deputy Director of Finance
W. Oleschak, Director of City Operations, Acting Chief Operating Officer
V. Richmond, Director of Facilities, Parks &
D. Samson, Interim Fire Chief
J. Stiver, Director of Planning & Building

Councillor Dozie attended the meeting electronically.

1. CALL TO ORDER – 7:00 pm

The Mayor called the meeting to order and provided the land acknowledgement.

2. APPROVAL OF AGENDA

Regular Council Meeting Agenda - April 22, 2025

R/2025-CM-112

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT the April 22, 2025, Regular Council Agenda be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

Regular Council Minutes - April 8, 2025
Report of Public Hearing - April 15, 2025

Councillor O. Dozie joined the meeting at 7:02 pm.

R/2025-CM-113

Moved by: Councillor Dueck

Seconded by: Councillor Carreras

THAT the following minutes be adopted as circulated:

- Regular Council Meeting Minutes - April 8, 2025
- Report of Public Hearing - April 15, 2025

CARRIED

4. **PRESENTATIONS AT THE REQUEST OF COUNCIL**

5. **DELEGATIONS**

5.1 HUB Cycling Maple Ridge/Pitt Meadows

Jenny Wright, Chair HUB Cycling Maple Ridge/Pitt Meadows gave a detailed presentation and answered questions of Council.
Chris, resident, spoke about the need for safe cycling infrastructure in Maple Ridge.

5.2 New Westminster & District Labour Council

Imelda Cross, Delegate of New Westminster & District Labour Council gave a presentation about workplace safety and Day of Mourning 2025.

6. **PUBLIC COMMENT ON AGENDA ITEMS**

7. **CONSENT AGENDA**

R/2025-CM-114

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT the items contained in the April 22, 2025, Regular Council Consent Agenda be received into the record.

7.1 AP Disbursements February 2025

Disbursements summary for the month ended February 28, 2025.

7.2 Contract Awards Exceeding \$750,000 - Q1 2025

Contract awards exceeding \$750,000 for the period of January 1, 2025 to March 31, 2025.

7.3 Council Expenses - December 2024

Council expenses recorded to December 31, 2024

7.4 Committees of Council 2025 Membership Appointments

The following Committee of Council appointments were released from the Closed Council Meeting held on April 8, 2025:

Climate and Environment Advisory Committee

James Rowley, Member at Large (April 8, 2025 – September 30, 2026)
Robin Poirier, Member at Large (April 8, 2025 – September 30, 2026)
Torin Kelly, Environmental Professional (April 8, 2025 – September 30, 2026)
Hitesh Kansodariya, Member at Large (April 8, 2025 – September 30, 2026)
Mark McClary, Member at Large (April 8, 2025 – September 30, 2026)

Diversified Thriving Economy Advisory Committee

Michael Pahl, Member at Large (April 8, 2025 – September 30, 2026)
Shannon Bridson, Member at Large (April 8, 2025 – September 30, 2026)
Megan Long, Member at Large (April 8, 2025 – September 30, 2026)
Brody Long, Member at Large (April 8, 2025 – September 30, 2026)

Engaged Healthy Community Advisory Committee

Madison Hansen, Member at Large (April 8, 2025 – September 30, 2026)
Steven Hall, Member at Large (April 8, 2025 – September 30, 2026)
Lynn Mather, Member at Large (April 8, 2025 – September 30, 2026)
Carolyn Gosling, Member at Large (April 8, 2025 – September 30, 2026)
Nancy Carl, Member at Large (April 8, 2025 – September 30, 2026)
Randa Orom, Member at Large (April 8, 2025 – September 30, 2026)

Liveable Community Advisory Committee

Sam Maleknia, Member at Large (April 8, 2025 – September 30, 2026)
Trish Coft, Member at Large (April 8, 2025 – September 30, 2026)
Arun Mulamootil, Member at Large (April 8, 2025 – September 30, 2026)
Cathy Bennett, Member at Large (April 8, 2025 – September 30, 2026)
Amber Rosencrans, Member at Large (April 8, 2025 – September 30, 2026)
Hardeep Mehrotara, Member at Large (April 8, 2025 – September 30, 2026)

Municipal Advisory Committee on Accessibility and Inclusiveness

Karen LeSage, Member at Large (April 8, 2025 – December 31, 2027)
Julia de Gruchy, Member at Large (April 8, 2025 – December 31, 2027)

CARRIED

8. BYLAWS

8.1 2022-434-RZ, 24369 110 Avenue, RS-3 to RS-1d

To facilitate a future subdivision of eight lots.

R/2025-CM-115

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Zone Amending Bylaw No. 7901-2023 be given second reading, as amended and be forwarded to Public Hearing; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as set out in the April 15, 2025 report, and any other as identified by Council, prior to recommending the bylaw adoption.

CARRIED

8.2 Yennadon Lands Area Plan New M7 Industrial Zone

To create a new M-7 Employment Park Zone, to support the implementation of the Yennadon Lands Area Plan.

The Industrial Lands Program Manager gave a detailed presentation and answered questions of Council.

R/2025-CM-116

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT Maple Ridge Zone Amending Bylaw No. 8033-2025 be given first and second reading and be forwarded to public hearing.

CARRIED

8.3 2021-320-RZ, 12209, 12219, 12231, 12241, and 12251 222 Street and 22190 123 Avenue, RS-1 to RM-2

To redesignate the subject properties from Single-Family Residential to Low-Rise Apartment and to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to allow the future construction of two 6-storey apartment buildings with a total of 152 market strata dwelling units.

R/2025-CM-117

Moved by: Councillor Carreras

Seconded by: Councillor Yousef

THAT Official Community Plan Amending Bylaw No. 7771-2021 be given third reading.

CARRIED

R/2025-CM-118

Moved by: Councillor Yousef

Seconded by: Councillor Dueck

THAT Zone Amending Bylaw No. 7772-2021 be given third reading.

CARRIED

8.4 Land Use Designation Changes to Town Centre Area Plan

Proposed changes to land use designations in the Town Centre Area Plan for the subject properties. Properties are currently designated Single-Family Residential and would be updated to Low-Rise Apartment and Town Centre Commercial.

R/2025-CM-119

Moved by: Councillor Dueck

Seconded by: Councillor Schiller

THAT Official Community Plan Amending Bylaw No. 7828-2022 be given third reading.

CARRIED

R/2025-CM-120

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Official Community Plan Amending Bylaw No. 7828-2022 be adopted.

CARRIED

8.5 Short-Term Rental Implementation

To present three amending bylaws necessary to regulate Short-Term Rentals in Maple Ridge.

The Manager of Community Planning answered questions of Council.

R/2025-CM-121

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT Zone Amending Bylaw No. 8029-2025 be given third reading.

CARRIED

R/2025-CM-122

Moved by: Councillor Schiller

Seconded by: Councillor Yousef

THAT Off-Street Parking and Loading Amending Bylaw No. 8030-2025 be adopted

CARRIED

R/2025-CM-123

Moved by: Councillor Dueck

Seconded by: Councillor Yousef

THAT Business Licencing and Regulation Amending Bylaw No. 8022-2025 be adopted.

CARRIED

R/2025-CM-124

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 8029-2025 be adopted.

CARRIED

8.6 2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1

To permit a future 17-unit townhouse development.

R/2025-CM-125

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 7713-2021 be adopted.

CARRIED

8.7 2020-014-RZ, 12209 Laity Street, RS-1 to R-1

To permit a future two-lot subdivision.

R/2025-CM-126

Moved by: Councillor Yousef

Seconded by: Councillor Tan

THAT Zone Amending Bylaw No. 7648-2020 be adopted.

CARRIED

9. STAFF AND COMMITTEE REPORTS

9.1 2025 Canada Day Celebration

Review of plan for 2025 Canada Day Celebrations.

The Director of Recreation gave a detailed presentation and answered questions of Council.

Councillor O. Dozie left the meeting at 8:02 pm.

Amendment:

R/2025-CM-127

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT the phrase "with Fireworks display for an additional cost of \$15,000" be added after the phrase "Option 1: and that cost of "\$47,474" be struck and replaced with the cost of "\$62,474".

Absent (1): Councillor Dozie

DEFEATED

with Mayor and Councillors Carreras, Dueck, Schiller and Tan opposed

R/2025-CM-128

Moved by: Councillor Tan

Seconded by: Councillor Schiller

THAT Council direct staff to proceed with Option 1 for the 2025 Canada Day Celebration; and

THAT Council authorize the additional funding be approved from City Surplus in the amount of \$47,474.

Absent (1): Councillor Dozie

DEFEATED

with Councillors Carreras, Dueck, Schiller and Yousef opposed

9.2 Free Weekend Parking to Support Festivals, Events and Economic Development

Updates to the proposal for free underground parking annually on weekends from April through October to support festivals, events and economic development in the City Centre.

The Director of Recreation gave a detailed presentation and answered questions of Council.

R/2025-CM-129

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Council approves waiving underground parking rates on Saturdays and Sundays, annually from April 1 through October 31.

Absent (1): Councillor Dozie

CARRIED

with Councillors Tan and Yousef opposed

9.3 Family-Friendly Housing Policy

To support the provision of new multi-unit housing for families in Maple Ridge.

R/2025-CM-130

Moved by: Councillor Tan

Seconded by: Councillor Yousef

That Council adopt Family-Friendly Housing Policy No. 6.37; and

That in-stream multi-unit development applications, that have received either comments from the Advisory Design Panel or first reading of the bylaw from Council on or before December 31, 2025, be exempt from the requirements of the Policy.

R/2025-CM-131

Moved by: Councillor Tan

Seconded by: Councillor Yousef

THAT Council refer the Family-Friendly Housing Policy back to staff to review the requirements surrounding 3 bedroom units and to explorer potential incentive programs.

Absent (1): Councillor Dozie

CARRIED

9.4 2025-030-AL, 23580 Jim Robson Way, Agricultural Land Reserve

To recommend that a request for a Non-Farm Use be forwarded to the Agricultural Land Commission to support the construction of two additional ice sheets for the City's ice arena.

Councillor S. Schiller left the meeting at 9:10 pm.

R/2025-CM-132

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT the Non-Farm Use Application 2025-030-AL be forwarded to the Agricultural Land Commission with a recommendation for approval.

Absent (2): Councillor Dozie, and Councillor Schiller

CARRIED

9.5 2020-014-VP, 12209 Laity Street, Development Variance Permit

To permit a future two lot subdivision with variances to minimum lot and road widths.

R/2025-CM-132

Moved by: Councillor Yousef

Seconded by: Councillor Dueck

THAT the issuance of Development Variance Permit 2020-014-VP for 12209 Laity Street be approved.

Absent (2): Councillor Dozie, and Councillor Schiller

CARRIED

9.6 2020-432-VP/DP, 12211 and 12229 228 Street, Development Variance Permit and Development Permit

To permit the future construction of a 17-unit townhouse development with variances to minimum principal structure setbacks.

Councillor S. Schiller returned to the meeting at 9:12 pm.

Councillor J. Dueck left the meeting at 9:12 pm.

R/2025-CM-133

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT the issuance of Development Variance Permit 2020-432-VP for 12211 and 12229 228 Street, be approved; and

THAT the issuance of Development Permit 2020-432-DP for 12211 and 12229 228 Street, be approved.

Absent (2): Councillor Dozie, and Councillor Dueck

CARRIED

9.7 2022-463-VP-DP, 24018 112 Avenue, Development Variance Permit and Commercial - Multi-Family Development Permit

To allow a future 3-storey mixed-use (commercial/residential) building with 7 commercial units on the ground floor and 35 dwelling units on upper floor with variances to the building projection setback, principal structure height, maneuvering aisle width, and off-street commercial parking spaces.

R/2025-CM-134

Moved by: Councillor Yousef

Seconded by: Councillor Schiller

THAT the issuance of Development Variance Permit 2022-463-VP for 24018 112 Avenue be approved; and

THAT the issuance of Commercial/Multi-Family Development Permit 2022-463-DP for 24018 112 Avenue be approved.

Absent (2): Councillor Dozie, and Councillor Dueck

CARRIED

9.8 2025-029-VP, 22528 Lougheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

Councillor J. Dueck returned to the meeting at 9:14 pm.

R/2025-CM-135

Moved by: Councillor Carreras

Seconded by: Councillor Yousef

THAT the issuance of Development Variance Permit 2025-029-VP for 22528 Lougheed Highway be approved.

Absent (1): Councillor Dozie

CARRIED

9.9 2025-031-VP, 22535 Lougheed Highway, Development Variance Permit

To reduce the required off-street parking stalls for a proposed Group Child Care Centre.

R/2025-CM-136

Moved by: Councillor Carreras

Seconded by: Councillor Dueck

THAT the issuance of Development Variance Permit 2025-031-VP for 22535 Lougheed Highway, be approved.

Absent (1): Councillor Dozie

CARRIED

9.10 Update on Building, Planning, Board of Variance and Engineering Fees for 2025

Overview of proposed updates to fees in the core service areas of building, planning and engineering.

R/2025-CM-137

Moved by: Councillor Yousef

Seconded by: Councillor Carreras

THAT Council receive the report titled "Update on Building, Planning, Board of Variance, and Engineering Fees for 2025" dated April 15, 2025, for information.

Absent (1): Councillor Dozie

CARRIED
with Councillor Yousef opposed

9.11 Committees of Council Policy 3.11 – Amendments to Membership Composition

To provide further refinements to the membership composition of the Engaged, Healthy Community Advisory Committee and Municipal Advisory Committee on Accessibility and Inclusivity.

R/2025-CM-138

Moved by: Councillor Schiller

Seconded by: Councillor Dueck

THAT Council adopt Council Policy 3.11 – Committees of Council, as amended.

Absent (1): Councillor Dozie

CARRIED

10. OTHER MATTERS DEEMED EXPEDIENT

11. PUBLIC INQUIRY

12. MAYOR AND COUNCILLOR REPORTS

13. NOTICES OF MOTIONS

14. ADJOURNMENT – 9:27 pm

D. Ruimy, Mayor

C. Mushata, Corporate Officer